



RAVENSTHORN



bonners & babingtons

Wycombe Road  
Stokenchurch



# Wycombe Road, Stokenchurch, Buckinghamshire, HP14 3RR

Price : £525,000

A well proportioned detached home situated in a private close in the popular village of Stokenchurch enjoying excellent transport links.

The accommodation briefly comprises entrance hall, cloakroom, living room with sliding doors onto the rear entertaining terrace, dining room over looking the rear garden, modern fitted kitchen, landing with access to the loft space, 4 double bedrooms (some with built in wardrobes) and family bathroom.

Outside there is a good size rear garden enjoying a sunny aspect with paved terrace ideal for alfresco dining, an integral garage which could be converted to further living space and ample off road parking. This property is sold with the benefit of NO UPPER CHAIN.

Stokenchurch is a Buckinghamshire village situated in the Chiltern Hills. The village facilities include shops for day-to-day use, a doctor's surgery, post office, library, Primary School, and 2 pubs. There is excellent walking and riding in the area. A more extensive range of facilities can be found in High Wycombe, approximately nine miles distant.





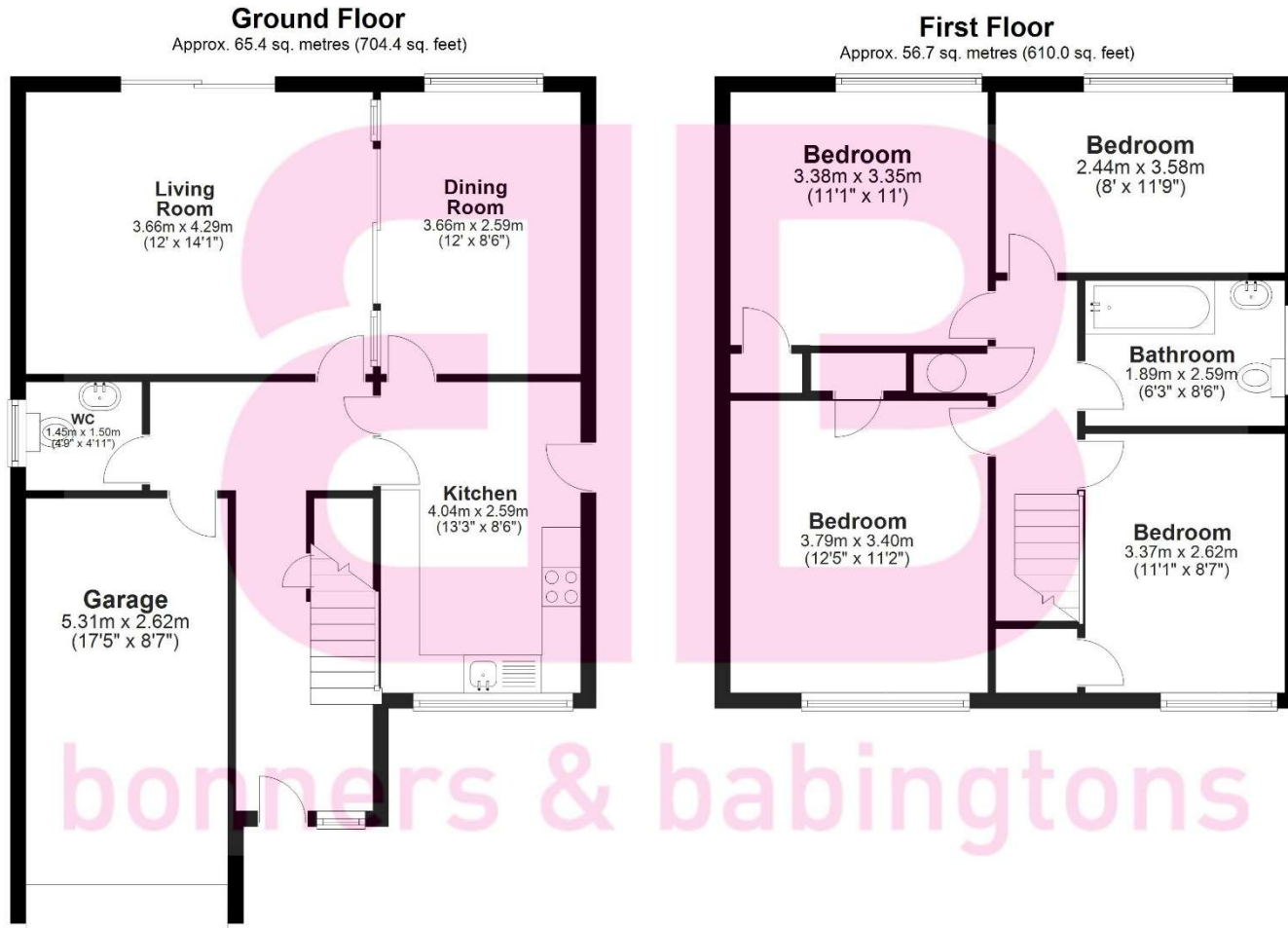


For the commuter there is easy access to the M40 motorway at Junction 5, providing links to Oxford, Birmingham and London. The nearest railway station is in High Wycombe with links to London, Marylebone and Birmingham.

EPC – D  
Council Tax Band - F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total area: approx. 122.1 sq. metres (1314.4 sq. feet)

This floorplan is not to scale. It is to be used for guidance and illustrative purposes only. Accuracy is not guaranteed.  
Plan produced using PlanUp.

**Disclaimer**

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

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